

Proposed Optional Standards for use by Suncoast ASHI membership, in the absence of an ASHI National Standard to cover the issues concerned.

14. POOLS AND SPAS

14.1 The *Inspector* may *describe* and *inspect* Pool and Spa installations at his/her discretion, as agreed in writing with a client/customer.

14.2 The *Inspector* shall:

A. *Inspect*:

1. Pool area enclosure and related access gates.
2. Patio, ground surface and drainage immediately adjacent to the inspected pool or spa.
3. Normally found, *readily accessible* equipment such as: lights, pumps, heaters, filters, and related mechanical, plumbing and electrical connections.

B. *Describe*:

1. Location, type and materials of pool and/or spa examined.
2. Conditions limiting or otherwise inhibiting *inspection* of any pool or spa *component*.
3. Condition of visible portions of *systems*, structures, or *components*.
4. Type of filtration equipment installed.

C. Not conduct any mechanically exhaustive testing of any component or part thereof.

14.3 The *Inspector* is NOT required:

1. Inspect any above ground, movable, freestanding or otherwise non-permanently installed pool or spa, or self-contained equipment, unless previously agreed in writing.
2. Enter or come into contact with pool or spa water to examine the *system*, *structure*, or *components*.
3. Determine adequacy of spa jet water force or bubble effect.
4. Determine structural integrity or leakage of any kind.
5. Evaluate thermostat(s) or their calibration, heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage or computer controls, timers, sweeps or cleaners, pool or spa covers and related *components*.
6. *Dismantle* any mechanical component or part thereof.
7. Operate or evaluate filter backwash *systems*.
8. Examine accessories, such as, but not limited to: aerators or air-blowers, diving or jump boards, ladders, skimmers, slides or steps.
9. Evaluate any equipment not responding to normal operating controls, including the absence of a required energy source, such as electricity, gas or liquid propane.

15. BUILT-IN SYSTEMS & APPLIANCES

(Items not already covered by a preceding ASHI Standard)

15.1 The *Inspector* may *inspect* any of the following, at his/her discretion, as agreed in writing with a client/customer:

Attic power vents, central vacuum, cook-tops and exhaust fans, dishwashers, food waste disposers, garage door openers, hydrotherapy tubs, ovens, microwave ovens, refrigerators, freezers, trash compactors, or whole-house fans.

15.2 The Inspector shall:

A. *Inspect and Describe*:

Optional *systems, components* and appliances specifically *inspected* during the *inspection*.

B. Use only *normal operating controls* in the course of the *inspection*.

C. Not physically move or *dismantle* any equipment or *component(s)* during the course of the *inspection*.

15.3. The *Inspector* is NOT required to:

1. Activate any *system* or appliance that is shut down.
2. Operate or evaluate any *system, component* or appliance that does not respond to *normal operating controls*.
3. *Operate* any gas appliance that requires the use of a match or other remote burner lighting device.
4. *Operate* any *system* or appliance that requires the use of special codes, keys, combinations, or devices.
5. Operate any *system, component, or appliance* where damage might occur.
6. Determine thermostat(s) calibration, adequacy of heating elements, operate or evaluate self-cleaning oven cycles, signal lights, or automatic setbacks or clocks.
7. Determine leakage from microwave ovens.
8. Determine the presence or operation of back-draft damper devices in exhaust devices.
9. Inspect any intercom or built-in sound system, sauna, steam-bath, kiln, clothes washing or drying machine, toaster, icemaker, coffeemaker, can-opener, bread-warmer, blender, instant hot water dispenser, or any other similar small, ancillary or non-built-in appliances.

Note: The preceding two standards are separate from and in addition to the national Standards of Practice published by the American Society of Home Inspectors (ASHI) prepared for use by its Members and Candidates. These additional Standards have been prepared and adopted independently by the ASHI Florida Suncoast Chapter for the optional use by its membership, and may be included with, or referred to, in an employment contract or pre-inspection agreement between the inspector/inspection firm and clients/customers.